

Garner - Tryon Neighborhood Center

The Garner – Tryon Neighborhood Center is located on the northeast quadrant of land at the intersection of Garner Road and Tryon Road. The Center has a maximum retail allocation of 130,680 square feet on 15 acres.

The designation of a Neighborhood Center requires a description of how the Urban Design Guidelines will be applied. The following policies were adopted as CP-18-04 in association with Z-12-04 to describe the application of the Urban Design Guidelines within the Neighborhood Center. A primary street system within the Neighborhood Center is shown on the attached map with street extensions north and east to adjacent residential areas.

Neighborhood Center Urban Design Guidelines

- The retail component within the proposed Neighborhood Center shall not exceed 15 acres in land area and 130,680 square feet in building area.
- The Core Area shall focus on several proposed intersecting streets in the northeast quadrant of the Garner Road/Tryon Road intersection. Streets A and B extend east off Garner Road and intersect with Street C that extends north from the future extension of Tryon Road. Streets A and C continue east and north respectively through the Transition areas and into the surrounding neighborhoods.
- The Core Area Policy Boundary Line shall follow Street C and the southern property lines for lots fronting Wilson Street.
- The site, street, and building design recommendations of the Urban Design Guidelines shall apply to Streets A, B, and C within the Core and Transition Areas. Within the Core Area, Street A, B, and C shall be designed as Secondary Pedestrian Ways as detailed in Figure 14b. of the Guidelines for Mixed-Use Centers in the Streets, Sidewalks, and Driveway Access Handbook and shall include on-street parking where not in conflict with transportation objectives.
- Beyond the Core Area on Streets A and C, a development transition using architectural design, height, and massing shall be incorporated. Appropriate commercial uses in the Transition are office and *retail sales-personal services*. A transition in housing density shall also be provided with the highest densities occurring in the Core. Within the Transition Area, streets shall be designed according to Figure 14a. in the Streets, Sidewalks, and Driveway Access Handbook with on-street parking where appropriate.
- The Urban Design Guidelines do not apply to the frontage of the Neighborhood Center on Garner and Tryon Road. This area shall include landscape buffers adjacent to parking lots. Buildings shall be used to frame the intersection of Streets A, B, and C with the adjacent thoroughfares.